145.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,000 / 713,000
					USE VALUE:	713,000 / 713,000
					ASSESSED:	713,000 / 713,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC HUGH STEPHEN M-SUSAN P	
Owner 2:		
Owner 3:		
Street 1:	206 SPRING ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,545 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4545.000	267,900		445,100	713,000
Total Card	0.104	267,900		445,100	713,000
Total Parcel	0.104	267,900		445,100	713,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.10 | /Parcel: 402.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 95186

GIS Ref

GIS Ref

Insp Date 09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0005-0001.0

!11347!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,000	0	4,545.	445,100	713,100	713,100	Year End Roll	12/18/2019
2019	101	FV	211,700	0	4,545.	417,300	629,000	629,000	Year End Roll	1/3/2019
2018	101	FV	211,700	0	4,545.	344,900	556,600	556,600	Year End Roll	12/20/2017
2017	101	FV	211,700	0	4,545.	317,100	528,800	528,800	Year End Roll	1/3/2017
2016	101	FV	211,700	0	4,545.	289,300	501,000	501,000	Year End	1/4/2016
2015	101	FV	199,800	0	4,545.	283,700	483,500	483,500	Year End Roll	12/11/2014
2014	101	FV	199,800	0	4,545.	263,700	463,500	463,500	Year End Roll	12/16/2013
2013	101	FV	199,800	0	4,545.	250,900	450,700	450,700		12/13/2012

PRINT

Date	Time
12/11/20	01:31:44

LAST REV

Date	Time
08/10/20	15:21:41
danam	

PAT ACCT. 11347

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15354-426		12/1/1983		99,000	No	No		Y

USER DEFINED

Prior Id # 1:	95186
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2020	705	Solar Pa	21,210	C				
9/5/2019	1382	Redo Bat	19,080					
9/10/2014	1165	Re-Roof	6,525					Strip and re-roof.
8/9/2007	674	New Wind	12,800					
7/20/1992	317		15,000					RENOVATE KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	TTL REFUSAL	HS	Hanne S
11/24/2008	Meas/Inspect	189	PATRIOT
11/21/2008	Measured	201	PATRIOT
1/10/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/17/1999	Entry Denied	268	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4545		Sq. Ft.	Site		0	80.	1.22	9									445,079						445,100	

Total AC/HA: 0.10434 | Total SF/SM: 4545 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 445,079 | Spl Credit | Total: 445,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34352708
Const Adj.:	0.97515047
Adj $ / SQ:	170.318
Other Features:	73000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388261
Depreciation:	120361
Depreciated Total:	267900

COMMENTS

PDAS. BMT GAR IN BACK. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

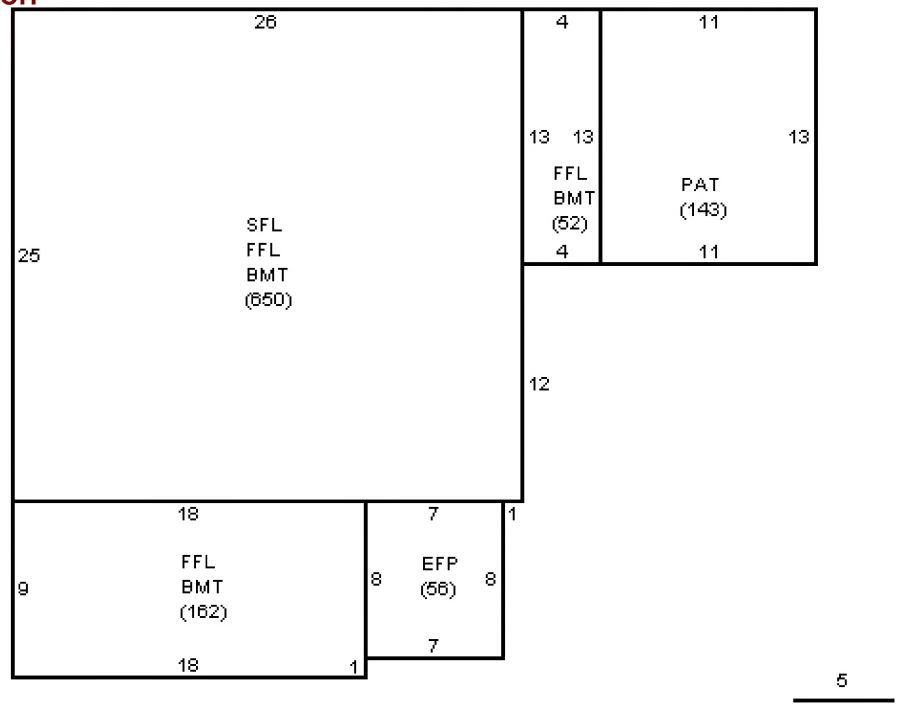
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.32
Special Features:	0	Val/Su Net:	103.96
Final Total:	267900	Val/Su SzAd	176.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	61.060	52,755
FFL	First Floor	864	170.320	147,155
SFL	Second Floor	650	170.320	110,707
PAT	Patio	143	4.750	679
EFP	Enclos Porch	56	70.800	3,965

Net Sketched Area:	2,577			Total:	315,261
Size Ad	1514	Gross Are	2577	FinArea	1773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	